

**MAYOR AND CITY COUNCIL
CITY OF SEAT PLEASANT
SPECIAL MEETING
THURSDAY, SEPTEMBER 2, 2010
5:30P.M.**

1. OPENING

1.1.1 Call to Order

Council President Gatling called the meeting to order at 5:37p.m.

1.1.2 Roll Call

Present: Councilmember Latasha Gatling, Mayor Eugene Grant (Late Arrival 6:01pm), Councilmember Darrell Hardy, Councilmember Kelly Porter, Councilmember Gerald R. Raynor, Sr., Councilmember Elenora Simms, Councilmember Aretha Stephenson, Councilmember Reveral Yeargin

Staff: Dashaun Lanham, City Clerk

1.1.3 Invocation and Pledge of Allegiance:

The invocation was given by Councilwoman Stephenson

1.1.4. Approval of Agenda

It was motioned by Councilwoman Stephenson and seconded by Councilwoman Simms to approve the agenda. The motion carried.

2. PRESENTATIONS:

- Jonathan Taylor, Kumase Development, Inc.
- Mr. Taylor thanked the City Council for allowing him to come and review/discuss the MLK Gateway Study.
- He thanked the Councilmember's for the participation in the Charrette
- He stated that he wanted to briefly highlight the major components of the MLK JR study.
- He wanted to mention the DHCD relocation and how this could jump start the development of Martin Luther King
- He stated that he wanted to establish a mixed use, town center destination
- He wanted to create a site plan by massing in target development area using nine (9) or ten (10) sites. This will be based on the current zoning

- The Regional 4 Site Plan changed the zoning to mixed use (MUI) for the area. We must stay within their guidelines. The current zoning is commercial shopping center with an overlay of mixed use. This will allow inner beltway development
- The zoning classification controls the mass and the number of buildings that can be placed on the lot.
- We must determine a detailed implementation strategy that will outline the roles and responsibilities of the stakeholders.
- He feels a three zone district Redevelopment Approach, Gateway Zone, Town Center, Zone and Veterans Memorial Zone. These will generate taxes on the business district
- The veterans memorial is a less mass area
- The community provided four directives, which are listed below
- The first was to produce quality, affordable and adequate housing opportunities
- The second was to provide affordable opportunities for local business development and assistance for existing merchants
- The third was to facilitate economic development opportunities that will create employment and job growth among area residents
- The fourth was to attract a more vibrant retail and dining experience which residents and visitors want to support and be apart
- The total site area is 264, 478 square feet, 25 existing structures, combined 51, 115 square feet with a total assessment of 6, 093, 883
- The proposed redevelopment square feet is 954,468 and the proposed development cost \$105, 284, 224
- We need to get control of key the sites to begin the redevelopment
- The annual Real Property Tax generation could be \$1, 323, 525
- Councilwoman Simms stated that the Council needs to know where the city goes from here.
- Mr. Taylor provided the Mayor and Council with an implementation plan with four (4) tasks. He stated that we need to brand this by making sure we have the County Council person for the district and the economic and development chair involved.
- We will need assistance of the county and the state in order to develop the site. This will begin with the 1.5 acres and the salon and restaurant next door.
- The first development is the anchor to begin the overall development
- Councilwoman Gatling asked should the city next step be the master plan. Mr. Taylor stated that it doesn't have to be the next step. However, in order to apply for DHCD funding we will need to have a master plan in place.

- Councilman Yeargin asked can the city acquire the property through imminent domain. Mr. Taylor stated that imminent domain is costly and could possibly lead to law suits.
- Mr. Taylor stated that we need to get excited and get others on board by establishing a task force to meet with key players. This needs to be set up and managed.
- We must have an economic development department established to handle this project. We must create a policy for the department.
- There must be a policy in place to evaluate the RFP's and every aspect of the development.
- We must begin to engage site owners in the development process
- We must create a Tax Increment Financing (TIF), which is where bond services can be used and the taxes will pay the bond over a period of time. The tax calculation will service the bond over a specified period of time.
- The projects will not be easy, and they will run simultaneously. It can be accomplish if you have someone with the experience and knowledge
- Task III will be to engage the private and public sectors. We must establish our goals before we engage others. We need to have criteria on how we get started. There are number of questions on development and selling the land, land lease options, etc.
- We will need to work with the attorney to establish the process
- Mayor Grant asked has any examples been included in the packet, naming the entities that put the models together. He stated that this can consume a lot of time.
- Mr. Taylor stated that he did include some examples, but not the entities. He said that we may want to take some tours to engage with some of the developers.
- Mr. Taylor stated that he doesn't know how the Mayor and Council feel about bringing DHCD to the area. This will begin some of the development. Although, they were looking at a building that was ready or site to be built.

3. LEGISLATION:

- None

4. MEETING TOPICS:

4.1.1. Martin Luther King Gateway Redevelopment Study-

- The City Council stated that the presentation by Mr. Taylor covered a lot. They will take his recommendation into consideration regarding hiring an Economic Development Manager.

5. UNFINISHED BUSINESS:

5.1.1. None

6. ANNOUNCEMENTS

6.1.1. Regular Work Session, Thursday, September 2, 2010, Council Chambers 6:30p.m.

6.1.2. Early Voting Gubernatorial Candidate, Friday, September 3, 2010
Respective Polls, 10:00am-7:00pm

6.1.3. Public Session, Monday, September 13, 2010, Council Chambers, 7:00p.m.

6.1.4. Gubernatorial Candidate Election, Tuesday, September 14, 2010, Respective Polls, 7:00am-8:00pm.

ADJOURN-It was motioned by Councilwoman Simms and seconded by Councilwoman Stephenson to adjourn the meeting. The motion carried. The meeting adjourned at 6:44p.m.

Submitted by,



Dashaun N. Lanham
City Clerk